



DEPARTMENT OF PLANNING AND ZONING
MARSHA MCLAUGHLIN, DIRECTOR

TECHNICAL STAFF REPORT

WARFIELD NEIGHBORHOOD – PHASE 1
Amended Final Development Plan FDP-DC-Warfield-1A
Planning Board Hearing of October 2, 2014

Case No.: PB 407

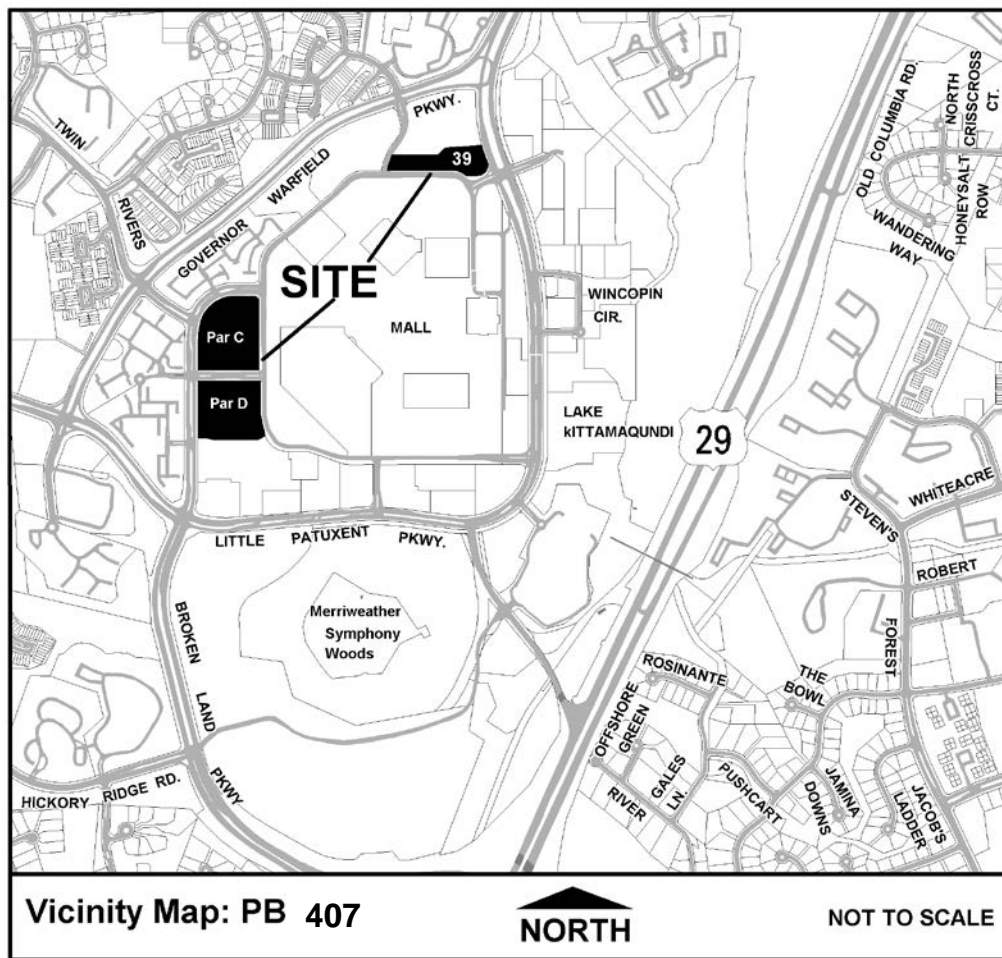
Owner and Petitioner: Parcel C Property, LLC

Project Name and File Number: FDP-DC-Warfield-1A, Amended Final Development Plan, Downtown Columbia, Warfield Neighborhood, Phase 1, Parcels C and D

Request: For Planning Board approval of FDP-DC-Warfield-1A, a Final Development Plan for Downtown Revitalization, in accordance with Sections 125.0.A & E of the Zoning Regulations. The Amended Final Development Plan is proposed to update the allocation and block development chart in order to properly reflect the number of units proposed per block/phase as reallocated and approved per WP-13-095 approved by the Department of Planning and Zoning on January 14, 2013. The total number of residential units for Parcels C and D is unchanged from FDP-DC-Warfield-1 (817 units). The square footage of allowed retail/restaurant is also unchanged. No changes are proposed for Lot 39. In accordance with Section 125.0.E.4 of the Zoning Regulations, the Planning Board shall evaluate and approve, approve with conditions, or disapprove the Amended Final Development Plan for Downtown Revitalization at a Public Hearing.

Recommendation - The Department of Planning and Zoning recommends approval of the Final Development Plan, FDP-DC-Warfield-1A, Warfield Phase 1, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee in the letter dated June 27, 2014.

Location: The subject properties, Parcels C and D, are located on the south and east side of Broken Land Parkway, about 600 feet north of the Little Patuxent Parkway intersection and west of the Mall in Columbia. The 10.23 acre site plus vicinal private right-of-ways are zoned NT (New Town) and are designated as Downtown Mixed Use Area in the Downtown Columbia Plan. The properties are identified as Tax Map 36, Grid 1, Parcel 382, Parcels C and D. The additional 2.59 acre vacant lot that has been included to relocate the temporary overflow parking is located west of Little Patuxent Parkway and south of Governor Warfield Parkway, on the east side of the Mall Entrance Drive that stems off Governor Warfield Parkway, and is identified as Tax Map 36, Grid 1, Parcel 460, Lot 39 is also designated as Downtown Mixed Use Area in the Downtown Columbia Plan.



Vicinal Properties:

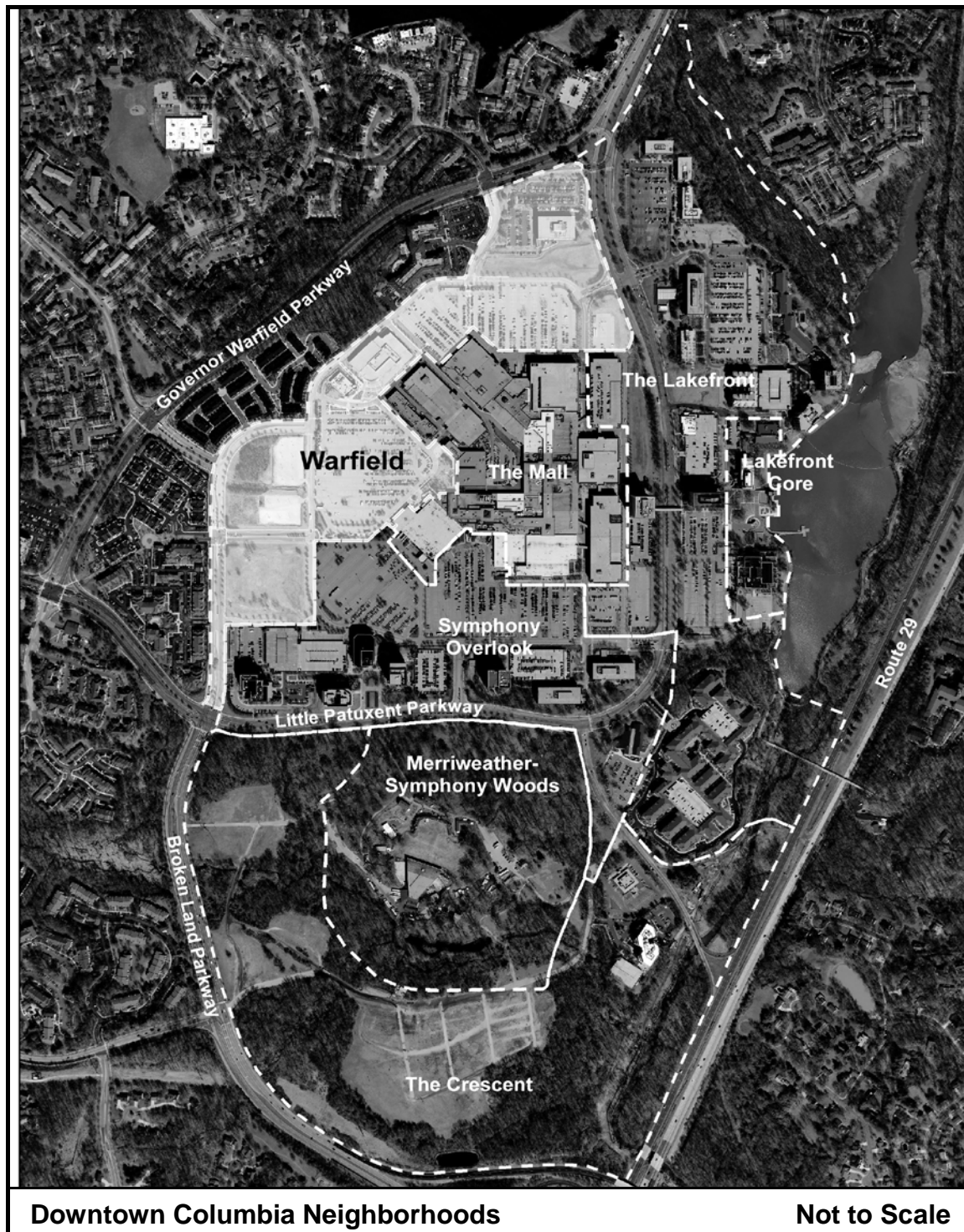
North: Parcels C and D are bounded to the north by the northern extent of Broken Land Parkway. On the opposite side of the Parkway is the Governors Grant Condominium development. The north side of Lot 39 is bound by the One Mall North property, which sits at the corner of Governor Warfield Parkway and the mall entrance (no permanent improvements proposed for Lot 39).

South: Parcels C and D are bounded to the south by parking garages and an office building known as 70 Corporate Center. Lot 39 is bound on the south by the Mall Ring Road (no permanent improvements proposed for Lot 39).

East: Parcels C and D are bounded to the east by the Mall Ring Road, a private right of way. On the opposite side of Mall Ring Road lay the parking lots for the Sears and the Mall in Columbia. The existing transit hub also sits within the parking lot opposite of the Mall Entrance Drive that bisects Parcels C and D. The eastern property line for Lot 39 is bound by Little Patuxent Parkway (no permanent improvements proposed for Lot 39).

West: Parcels C and D are bounded by Broken Land Parkway to the west. On the opposite side of Broken Land Parkway is the Whitney at Town Center Condominium and Town Center Triangle Apartment developments. The western side of Lot 39 is bound by the Mall Entrance Drive opposite Windstream Drive, which intersects with Governor Warfield Parkway (no permanent improvements proposed for Lot 39).

Neighborhood: The Warfield Neighborhood, which is described in the Downtown Columbia Plan as a Mixed-Use Residential Neighborhood, is located south of Governor Warfield Parkway and spans east the west and north boundary of The Mall in Columbia.



Downtown Columbia Neighborhoods

Not to Scale

I. General Comments

A. Relevant Site History

- **FDP-DC-Warfield-1** was approved by Planning Board on May 24, 2012 for a maximum of 817 units and 76,098 sf of retail square footage (which includes restaurant) across three blocks.
- **F-13-015** was approved on March 28, 2013 for subdivision of the blocks and road area, and the construction of the extended Twin Rivers Road, Gramercy Place, Town Center Avenue, and Columbia Mall Circle, which are all private roads.

- **SDP-13-007** received Planning Board approval on December 13, 2012 and signature approval on June 27, 2013 for The Metropolitan, a 380 unit apartment building with 14,000 sf of retail/restaurant at the ground level.
- **SDP-14-024** is currently under review for the construction of two apartment buildings with ground level retail/restaurant. Parcel C-1 is proposed with 170 units and 13,962 sf of retail/restaurant (3,962 sf retail and 10,000 sf restaurant). Parcel C-2 is proposed with 267 residential units and 13,063 sf of retail/restaurant (3,063 sf retail and 10,000 sf of restaurant). SDP-14-024 is scheduled for a Planning Board meeting in November.
- To date, there have been no proposed improvements on Lot 39.

B. Legal Notices

- The subject site was properly posted with three (3) official Planning Board hearing notices. These signs were posted beginning on August 28, 2014, as verified by County staff.
- Legal advertisements for this case appeared in the Howard County Times on August 28, 2014 and the Baltimore Sun on August 29, 2014.

C. Regulatory Compliance - *Final Development Plans and associated Neighborhood Documents for Downtown Revitalization are subject to the following items, which are to be incorporated by reference into the record:*

- (1) The Downtown Columbia Plan, Council Bill No. 58-2009, which approved an amendment to the Howard County General Plan.
- (2) The Zoning Regulations, Council Bill No. 32-2013, effective October 6, 2013.
- (3) Downtown-Wide Design Guidelines passed as Council Resolution 138-2010.
- (4) The Adequate Public Facilities Act amended for Downtown Columbia as Council Bill 47-2010.
- (5) The Sign Ordinance amended for Downtown Columbia as Council Bill 56-2010.

In addition, the petitioner met the following pre-submission requirements:

- (6) A Pre-submission Community Meeting was held on July 9, 2013 in accordance with Section 125.0.E.2 of the Zoning Regulations and Section 16.128(b)-(g) of the Subdivision and Land Development Regulations. This meeting was held jointly with the pre-submission community meeting for SDP-14-024.
- (7) The Design Advisory Panel (DAP) review of the Neighborhood Specific Design Guidelines was conducted on November 9, 2011 in accordance with Section 125.0.E.2 of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Since no changes were made to the Neighborhood Design Guidelines, no additional review by the DAP is required for this amended FDP.

II. Description of the Final Development Plan Proposal

- ### **A. Proposed Amended Final Development Plan**
- The Amended Final Development Plan is proposed to update the allocation and block development chart in order to properly reflect the number of units proposed per block/phase as reallocated and approved per WP-13-095 approved by the Department of Planning and Zoning on January 14, 2013 to allow the developer to use 10 allocation units not built for Parcel D in the Parcel C-1 and C-2 buildings, as well as to allow Parcels C-1 and C-2 to be integrated into a single site development plan. The total number of residential units for Parcels C and D is unchanged from FDP-DC-Warfield-1 (817 units). The square footage of allowed retail/restaurant is also unchanged (76,098 SF). No changes are proposed for Lot 39. Proposed block and street structure, Downtown Community Commons and other design issues are also unchanged in this

amended FDP.

The Tentative Allocation Chart has been updated on Sheet 1 to reflect the approved re-phasing of the 817 units per WP-13-095. The proposed Block Development Chart has been updated as follows:

BLOCK DEVELOPMENT CHART*

"Block Number"	Block Area		Retail	Office / Conference	Cultural	Hotel		Residential		Total Development (GFA)		
	SF	Acre				Rooms	GFA	Units	GFA	Demolition	New	Net New
W-1 (PAR. D)	214,093	4.91	14,000	0	0	0	0	380	464,084	0	478,084	478,084
W-2 (PAR. C-2)	110,675	2.54	29,680	0	0	0	0	267	337,400	0	367,080	367,080
W-5 (PAR. C-1)	80,465	1.85	32,418	0	0	0	0	170	252,842	0	285,260	285,260
Warfield Total This FDP	405,233	9.30	76,098	0	0	0	0	817	1,054,326	0	1,130,424	1,130,424

- B. Proposed Neighborhood Concept Plan** – There are no changes from the approved Warfield Neighborhood Concept Plan approved by Planning Board on May 24, 2012 and recorded in the Land Records of Howard County as Plat #22008-#22011. FDP-DC-Warfield-1A references this recorded Neighborhood Concept Plan as its associated neighborhood document. No additional approval is required for this document with this amended FDP and therefore it has not been submitted for this Planning Board hearing.
- C. The Warfield Neighborhood Specific Design Guidelines** provide urban design guidelines for an individual neighborhood and provide a context for evaluation of the Final Development Plan. There were no changes to the approved Warfield Neighborhood Design Guidelines approved by the Planning Board on May 24, 2012 and recorded into the Land Records of Howard County as Liber 14166, Folios 001-250. The amended FDP references the existing approved document and it has not been submitted for review at this hearing.
- D. The Warfield Neighborhood Specific Implementation Document** provides an implementation schedule for the improvements proposed with this Final Development Plan and how the Warfield Neighborhood may build out in future phases. There are no substantive changes to the development plan for the neighborhood as proposed with the approved Warfield Neighborhood Implementation Document recorded in the Land Records of Howard County as Liber 14166, Folio 251. The reallocation of dwelling units in Phase I (Blocks W-1, W-2 and W-5) constitute minor changes between 3 blocks and do not add any additional units at this time. Therefore, amending the recorded Neighborhood Implementation Plan is not required.
- III. Planning Board Criteria:** In accordance with Section 125.0.E.4 of the Howard County Zoning Regulations, the Planning Board is to evaluate and approve, approve with conditions, or deny the petition based on whether the Amended Final Development Plan and associated Neighborhood Documents satisfy the following criteria (*Attachment A provides a summary of conformance with this criteria*):
- a. The Downtown Neighborhood Concept Plan, the Neighborhood Specific Design Guidelines, and the Neighborhood Specific Implementation Plan** conform with: *the Downtown-Wide Design Guidelines; the Downtown Columbia Plan (including the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan). Any proposed change(s) will not be detrimental to the overall design concept and phasing for Downtown Revitalization. Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;*

This amendment to the Final Development Plan does not propose any changes to the existing approved neighborhood documents for this FDP area. This Amended Final Development Plan is still subject to the existing approved and recorded Warfield Neighborhood Specific Design Guidelines (Liber 14166 Folio 001-250), the Warfield Neighborhood Concept Plan (Plat #22008-22011) or the Warfield Neighborhood Implementation Plan (Liber 14166, Folio 251-288). There is also no change to the proposed maximum height of seven (7) stories for Parcels C and D.

- b. The Neighborhood Design Guidelines submitted with the Final Development Plan offer sufficient detail to guide the appearance of the neighborhood over time, and promote design features that are achievable and appropriate for Downtown Revitalization in accordance with the Design Guidelines and the Downtown Columbia Plan.***

This amended Final Development Plan references the existing approved Warfield Neighborhood Design Guidelines recorded in the Land Records of Howard County as Liber 14166 Folio 001-250.

- c. The Final Development Plan conforms with: the Neighborhood Documents; the Revitalization Phasing Plan, the Downtown Community Enhancements, Programs, and Public Amenities (CEPPA) Implementation Chart and Flexibility Provisions; the Downtown-wide Design Guidelines; the Downtown Columbia Plan, (including the Street and Block Plan, the Neighborhoods Plan, the Maximum Building Heights Plan, the Primary Amenity Space Framework Diagram, the Street Framework Diagram, the Bicycle and Pedestrian Plan, and the Open Space Preservation Plan). Limited change in building heights may be approved based on compatibility, character and height of nearby existing and planned development and redevelopment, and open spaces in the area. However, in no event shall the maximum building height for Downtown Revitalization exceed twenty stories;***

Neighborhood Documents, Downtown-wide Design Guidelines, Downtown Columbia Plan and Exhibits

There have been no changes from FDP-DC-Warfield-1 to this amended FDP relative to conformance with the Neighborhood Documents, Downtown-wide Design Guidelines, and the Downtown Columbia Plan and Exhibits.

Revitalization Phasing Plan

There is no change from the original FDP to the amended FDP in relation to the Revitalization Phasing Plan. The number of dwelling units and retail square footage remains unchanged. The improvements proposed in this amended FDP remain within Phase I of the Revitalization Phasing Plan.

CEPPA Implementation Chart

The FDP also conforms to the Downtown Community Enhancements, Programs and Public Amenities (CEPPA) Implementation Chart. Alternate phasing for CEPPA #12 will be scheduled before Planning Board in November. However, CEPPA #12 does not affect approval of Final Development Plans.

- d. The Final Development Plan, when considered in the context of surrounding planned or existing development, provides a balanced mix of housing, employment and commercial, and arts and cultural uses throughout each phase;***

The proposed Amended Final Development Plan does not affect the balance of housing, employment and commercial, and arts and cultural uses throughout each phase.

Please note that Downtown Revitalization Phasing, which ensures the balance of uses throughout Downtown, will be reviewed, tracked, and implemented at the Site Development Plan Phase, since building permits (under which the phasing progress is based) are issued from the Site Development Plan. Several Final Development Plans and Site Development Plans may be in process at one time, so that phasing progression will be reviewed over the context of multiple neighborhoods.

e. The Final Development Plan satisfies the affordable housing requirement.

The petitioner will fulfill the affordable housing requirement set forth in CEPPAs #10 and #11 by contributing two separate payments of \$1.5 million each for the funding of the Downtown Columbia Community Housing Fund. Petitioner will also assure that each developer and owner, respectively, within the Final Development Plan area will make the applicable one-time payments required by CEPPA #26 and the applicable annual payments required by CEPPA #27.

f. The bicycle, pedestrian, and transit network creates convenient connections throughout the subject area and connect, wherever possible, to existing and planned sidewalks, path, and routes adjoining the development;

There are no changes to the bicycle, pedestrian and transit network as proposed and approved with FDP-DC-Warfield-1.

g. The Final Development Plan protects land covered by lakes, streams or rivers, flood plains and steep slopes, and provides connections, where possible to existing and planned open space within the neighborhood and in surrounding area;

There are no lakes, streams or rivers, floodplain and steep slopes on the subject parcels.

The sidewalks proposed on F-13-015 and shown on SDP-14-024 and SDP-13-007 connect to existing and planned open space within the neighborhood and the surrounding area.

h. The Final Development Plan provides the location of Downtown Community Commons required under Section 125.A.9.h as indicated in the Neighborhood Concept Plan;

There are no changes to the Downtown Community Commons proposed with FDP-DC-Warfield-1A.

i. The Final Development Plan is in harmony with existing and planned vicinal land uses. In making this determination, the Planning Board shall consider, if appropriate:

- (1) Landscape features on the boundary of the plan area, which may include protection of existing vegetation or grade changes that provide a natural separation, or landscape planting;***
- (2) The size of buildings along the edges of the plan area through limits on building height or other requirements;***
- (3) The use and design of nearby properties and***
- (4) The adopted Downtown Columbia Plan recommendations for height, building massing and scale, and neighborhood connectivity;***

The Amended Final Development Plan (FDP) has no substantive changes to the development proposal approved as FDP-DC-Warfield-1 and therefore this FDP continues to be in harmony with existing and planned vicinal land uses.

j. The development proposed by Final Development Plan is served by adequate public facilities, including any proposed mitigation or development staging in accordance with the Adequate Public Facilities Ordinances (Title 16, Subtitle 11 of the Howard County Code).

The proposed amended Final Development Plan (FDP) is in compliance with the Adequate Public Facilities Ordinance for schools and roads.

Housing Allocations: The proposed multifamily residential units have been evaluated for allocations as described in Title 16, Subtitle 11 of the Howard County Code and have received Tentative Allocations for a total of 817 units over three phases.

Schools: The proposed development was further evaluated through the Open/Closed Schools Test, which determined that the Running Brook Elementary School District, the Columbia West Elementary

School Region, and the Wilde Lake Middle School District can accommodate these allocations within the specified years, and in doing so established and modified milestone dates as follows:

Allocation Year	No. of Tentative Allocations	Site Development Plan Deadline Milestone Date
2013	380	by August 29, 2012
2015	277	Prior to October 1, 2013
2016	160	between July 1, 2013 - April, 1, 2014*

* An integrated Site Development Plan combining C-2 (Allocation Year 2015) and C-1 (Allocation Year 2016) may be submitted as one integrated SDP submitted on or before October 1, 2013 and proposing no more than 437 residential units.

Transportation: There are no changes to the proposed phasing of transportation improvements as outlined with FDP-DC-Warfield-1.

k. The Final Development Plan protects environmentally sensitive features and provides environmental restoration in accordance with the Downtown Columbia Plan.

There are no existing environmentally sensitive features on the subject parcels, and therefore no environmental restoration proposed with this FDP, and there is no environmental restoration proposed on this site in the Environmental Restoration Plan submitted in accordance with CEPPA #7.

l. The Final Development Plan protects any historic or culturally significant existing sites, buildings or structures, and public art.

There are no existing historic or culturally significant existing sites, buildings or structures or public art within the subject parcels.

m. The Final Development Plan proposes any appropriate plan to satisfy the requirement for art in the community.

The petitioner has proposed artwork in association with the Metropolitan (Parcel D) development that exceeds the 1% requirement. The developer intends to propose additional public art on Parcels C-1 and C-2. A credit from Parcel D may also be applied in accordance with Section 125.0.A.9.f.(2)(d) of the Zoning Regulations. This will be further evaluated at the Site Development Plan phase.

n. The Final Development Plan provides a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and public art that is not publically owned, including, without limitation, any Downtown Community Commons, Downtown Parkland, Downtown Arts, Cultural and Community Use, and Downtown Neighborhood Square shown on the Final Development Plan.

Property within the FDP area that is intended for common, quasi-public amenity use is held, owned and maintained subject to a reciprocal easement agreement granting pedestrian and vehicular access and ingress/egress rights between the FDP area and adjacent public thoroughfares, including sidewalks and walkways, as well as use of all common areas for their intended purpose. Each property owner is required to share in the maintenance expenses of such spaces pursuant to the reciprocal easement agreement. Such maintenance responsibilities may ultimately be assumed by a Downtown Partnership, the County, or other organization.

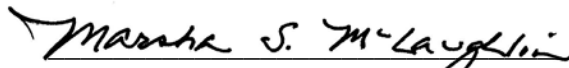
o. To better ensure conformance with the Community Enhancements, Programs and Public Amenities provisions, the Final Development Plan provides for a plan to establish membership in the Downtown Columbia Partnership and payment of the annual charges. Each Final

Development Plan shall show a consistent means of calculating and providing the required annual charges.

A note has been added on the FDP regarding membership to the Downtown Partnership will and the formula to calculate the payment of annual changes in a consistent manner.

SRC Action: The Subdivision Review committee has recommended approval subject to the technical comments issued in the letter dated June 27, 2014.

Recommendation: The Department of Planning and Zoning recommends approval of the Final Development Plan, FDP-DC-Warfield-1A, Warfield Phase 1, subject to adequately addressing all remaining technical comments provided by the Subdivision Review Committee in the letter dated June 27, 2014.

 9/17/14

Marsha S. McLaughlin, Director Date
Department of Planning and Zoning

Staff Report prepared by: Jill Manion-Farrar

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**This file is available for public review at the DPZ Public Service Counter,
Monday through Friday, 8:00-5:00pm**

ATTACHMENT A

Planning Board Review and Approval Criteria Matrix for Final Development Plans for Downtown Columbia Revitalization (per Section 125.0.E.4 of the Howard County Zoning Regulations)

Letter Sec. 125.0.E.4	Planning Board Criteria*						Comments
		Conforms	Does Not Conform	Modifications	Proposed	In progress	
a.	All Neighborhood Documents conform with Downtown Columbia Plan (Plan) and Downtown-Wide Design Guidelines	X					No changes to the Neighborhood Documents approved on May 24, 2012. See Plat #22008-22011.
b.	Neighborhood Design Guidelines offer sufficient detail to guide the neighborhood over time and promote design features that are achievable and appropriate for Downtown Revitalization	X					No changes to the Warfield Neighborhood Design Guidelines approved on May 24, 2012. See Liber 14166, Folio 001-250.
c.	FDP conforms with Neighborhood Documents, the Revitalization Phasing Plan, CEPPA Chart, Downtown Columbia Plan and Exhibits, and Downtown-Wide Design Guidelines	X					Any CEPPA modifications will apply a the Site Development Plan stage.
d.	FDP provides a balanced mix of housing, employment, and commercial and arts and cultural uses throughout each phase when considered in the context of surrounding planned or existing development.	X					Continues to conform to Neighbhorhood as described in Downtown Columbia Plan and in context of surrounding existing and planned uses. See report for additional information.
e.	The Final Development Plan satisfies the affordable housing requirement.	X					Fulfilled with Note on the Plan to commit to requirement
f.	The bicycle, pedestrian, and transit network creates convenient connections throughout the subject area and connect, wherever possible, routes adjoining the development.	X					Connections are made. See FDP-DC-Warfield-1, F-13-015, SDP-13-007 and SDP-14-024.
g.	The Final Development Plan protects land covered by environmental sensitive features and existing open space	X					No existing environmental features
h.	FDP provides the location of the required Downtown Community Commons (amenity areas) as indicated in the Neighborhood Concept Plan.	X					West Promenade and Playground area proposed. 5% per FDP area requirement met.
i.	FDP is in harmony with existing and planned vicinal land uses	X					Uses and heights consistent with Downtown Columbia Plan and the surrounding uses.
j.	The development proposed is served by adequate public facilities (Roads and Schools) per APFO	X					See report for additional details
k.	FDP protects environmentally sensitive features & provides environmental restoration per Plan	X					No environmental features impacted. No restoration required for this area.
l.	FDP protects historic or culturally significant existing sites, buildings or structures, and public art	X					No existing historical or culturally significant sites, buildings, structures or public art
m.	FDP proposes an appropriate plan to satisfy the requirement for art in the community	X					Note provided on the FDP and discussed in Design Guidelines. More info at SDP.
n.	FDP provides a plan to hold, own, and maintain in perpetuity land intended for common, quasi-public amenity use and privately-owned public art	X					Note provided on the FDP
o.	Downtown Columbia Partnership - FDP explains membership and annual charges	X					Note provided on the FDP

GENERAL NOTES

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE APRIL 6, 2010.
2. THIS FDP IS SUBJECT TO THE PREVIOUSLY APPROVED NEIGHBORHOOD DESIGN GUIDELINES (NDG) (LIBER 14166, FOLIO 1) NEIGHBORHOOD IMPLEMENTATION PLAN (NIP)(LIBER 14166, FOLIO 241) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP)(PLAT NO. 22012 THRU 22015) RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
3. APPLICABLE DPZ FILE NUMBERS: FDP PHASE 217-A-1, PHASE 121, PHASE 47-A-7, PHASE 101-A, PHASE 211-A, PHASE PHASE 219, F 79-191, F 98-47, F 98-145, F 99-162, F 99-176, F 03-154, F 07-042, SDP 13-007, F 13-015, FDP-DC-WARFIELD-1, SDP 14-024, WP 13-095 AND WP 14-130.
4. THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
5. A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED WITH FDP-DC-WARFIELD-1

FINAL DEVELOPMENT PLAN CRITERIA

1. MAXIMUM NUMBER OF UNITS:

THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS ON PARCEL C IS 437 MULTI-FAMILY UNITS. THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS ON PARCEL D IS 380 MULTI-FAMILY UNITS. A WAIVER OF SECTION 16.1106(E) WAS APPROVED ON JANUARY 14, 2013 MODIFYING THE NUMBER OF UNITS AND THE LATEST DATE THAT A SITE DEVELOPMENT PLAN CAN BE SUBMITTED FOR PHASE 2

2. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:

THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES ON PARCEL C IS 62,098 SF, INCLUDING RESTAURANT USES. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES ON PARCEL D IS 14,000 SF, INCLUDING RESTAURANT USES. NO OFFICE USES ARE PROPOSED BY THIS FDP.

3. MAXIMUM NUMBER OF NET NEW HOTEL ROOMS:

NO HOTEL ROOMS ARE PROPOSED.

4. MAXIMUM BUILDING HEIGHTS:

THE MAXIMUM BUILDING HEIGHTS PERMITTED ON PARCELS C AND D AND LOT 39 IS SEVEN STORIES AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.

5. MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:

THIS FDP PROPOSES STREET LEVEL, NEIGHBORHOOD-SERVING, RETAIL/RESTAURANT. THE MAXIMUM RETAIL/RESTAURANT-USE FOOTPRINT WILL NOT EXCEED 76,098 SF.

6. A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:

THE DEVELOPMENT WILL INCLUDE THE WEST PROMENADE AND PLAYGROUND AS IDENTIFIED IN THE DOWNTOWN COLUMBIA PLAN. THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES CONTAIN A DETAILED DESCRIPTION OF THE WEST PROMENADE AND PLAYGROUND WHICH WILL BE LOCATED ON PARCEL D.

7. A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:

THIS IS THE FIRST FDP UNDER SECTION 125.A.9 AND NO OTHER DEVELOPMENT HAS BEEN APPROVED OR BUILT UNDER THAT SECTION. THE STATUS OF THE CEPPA'S AND OTHER DOWNTOWN ELEMENTS ARE WITHIN THE WARFIELD IMPLEMENTATION PLAN.

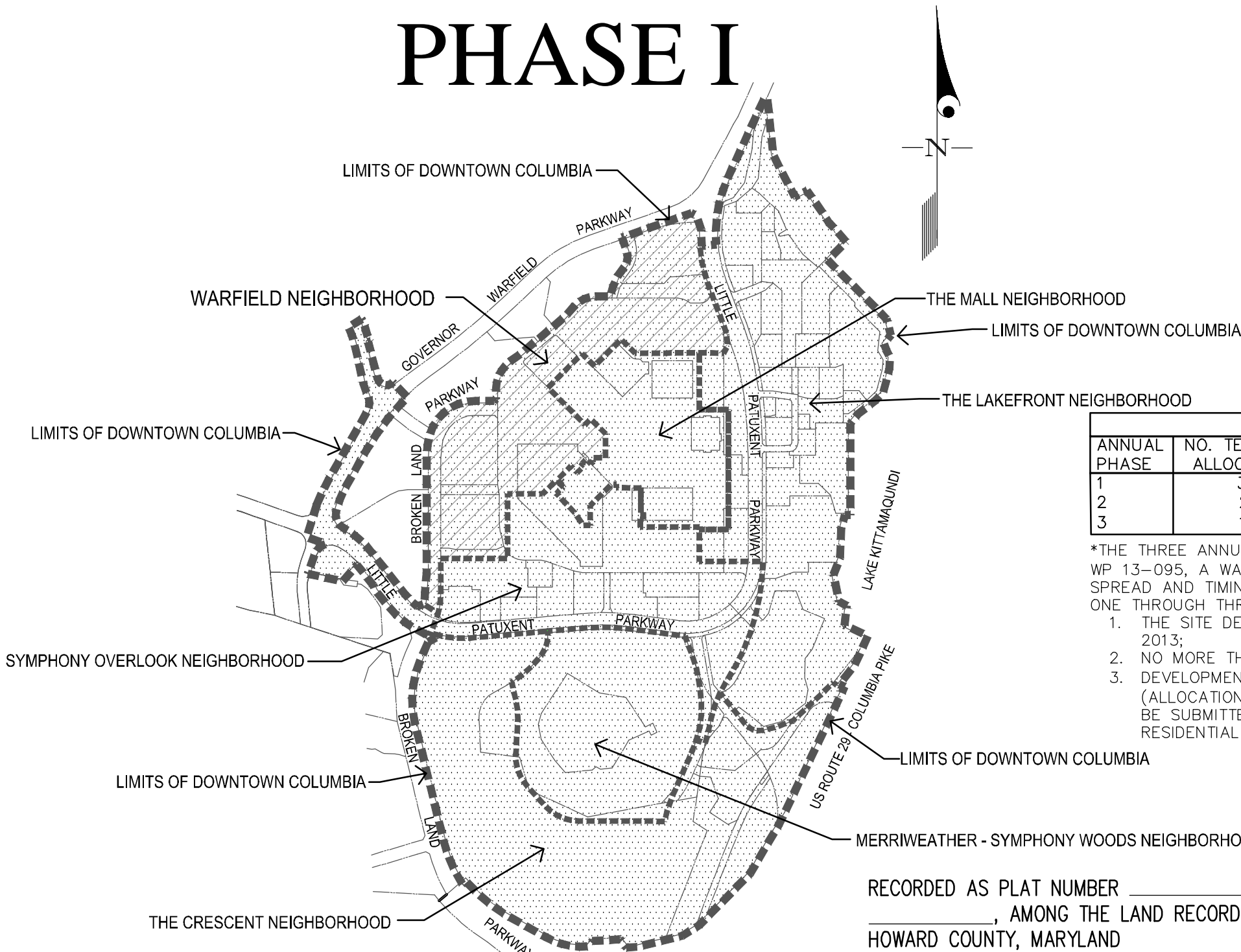
8. PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:

IN ACCORDANCE WITH CEPPA 7, PRIOR TO APPROVAL OF THE FIRST SDP, PETITIONER WILL FILE A SITE DEVELOPMENT PLAN AND PHASING SCHEDULE FOR THE FIRST PHASE OF ENVIRONMENTAL RESTORATION WORK.

9. PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:

PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE IS HELD, OWNED AND MAINTAINED SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT GRANTING PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS/EGRESS RIGHTS BETWEEN THE FDP AREA AND ADJACENT PUBLIC THOROUGHFARES, INCLUDING UPON SIDEWALKS AND WALKWAYS, AS WELL AS AN EASEMENT TO USE ALL COMMON AREA FOR THEIR INTENDED PURPOSE. EACH PROPERTY OWNERS REQUIRED TO SHARE IN THE MAINTENANCE EXPENSES OF SUCH SPACES PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT. SUCH MAINTENANCE RESPONSIBILITIES MAY ULTIMATELY BE ASSUMED BY A DOWNTOWN MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION.

FINAL DEVELOPMENT PLAN
DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE I



THE NEIGHBORHOODS
SCALE: 1" = 1000'

BLOCK DEVELOPMENT CHART*

"Block Number"	Block Area		Retail	Office / Conference	Cultural	Hotel		Residential		Total Development (GFA)		
	SF	Acre				Rooms	GFA	Units	GFA	Demolition	New	Net New
W-1 (PAR. D)	214,093	4.91	14,000	0	0	0	0	380	464,084	0	478,084	478,084
W-2 (PAR. C-2)	110,675	2.54	29,680	0	0	0	0	267	337,400	0	367,080	367,080
W-5 (PAR. C-1)	80,465	1.85	32,418	0	0	0	0	170	252,842	0	285,260	285,260
Warfield Total This FDP	405,233	9.30	76,098	0	0	0	0	817	1,054,326	0	1,130,424	1,130,424

*NO PROGRAM IS ANTICIPATED FOR LOT 39 IN THIS FDP. LOT 39 IS ANTICIPATED TO PROVIDE A TEMPORARY ALTERNATIVE LOCATION FOR OVERFLOW PARKING, CONDITIONED UPON CONSTRUCTION OF BLOCKS W-2 AND W-5 THAT WILL ELIMINATE THE CURRENT SURFACE PARKING.

DEMOLITION, WHEN INCLUDED IN AN FDP, WILL BE BROKEN OUT BY USE TYPES ON THE FDP PLAN BLOCK DEVELOPMENT CHART.

THE GROSS FLOOR AREA AND/OR THE NUMBER OF RESIDENTIAL UNITS APPROVED FOR AN INDIVIDUAL BLOCK WITHIN THE BLOCK DEVELOPMENT CHART MAY BE REALLOCATED AMONG BLOCK W-1, W-2 AND W-5 AND MAY EXCEED THE TOTAL SPECIFIED FOR AN INDIVIDUAL BLOCK ON A SUBSEQUENT SITE DEVELOPMENT PLAN(S) FOR BLOCKS W-1, W-2 AND W-5, WITHOUT AMENDING THIS FDP, PROVIDED THE GRAND TOTAL GROSS FLOOR AREA AND THE GRAND TOTAL NUMBER OF RESIDENTIAL UNITS APPROVED ON THIS FDP FOR ALL PARCELS/BLOCKS WITHIN THE BLOCK DEVELOPMENT CHART IS NOT EXCEEDED

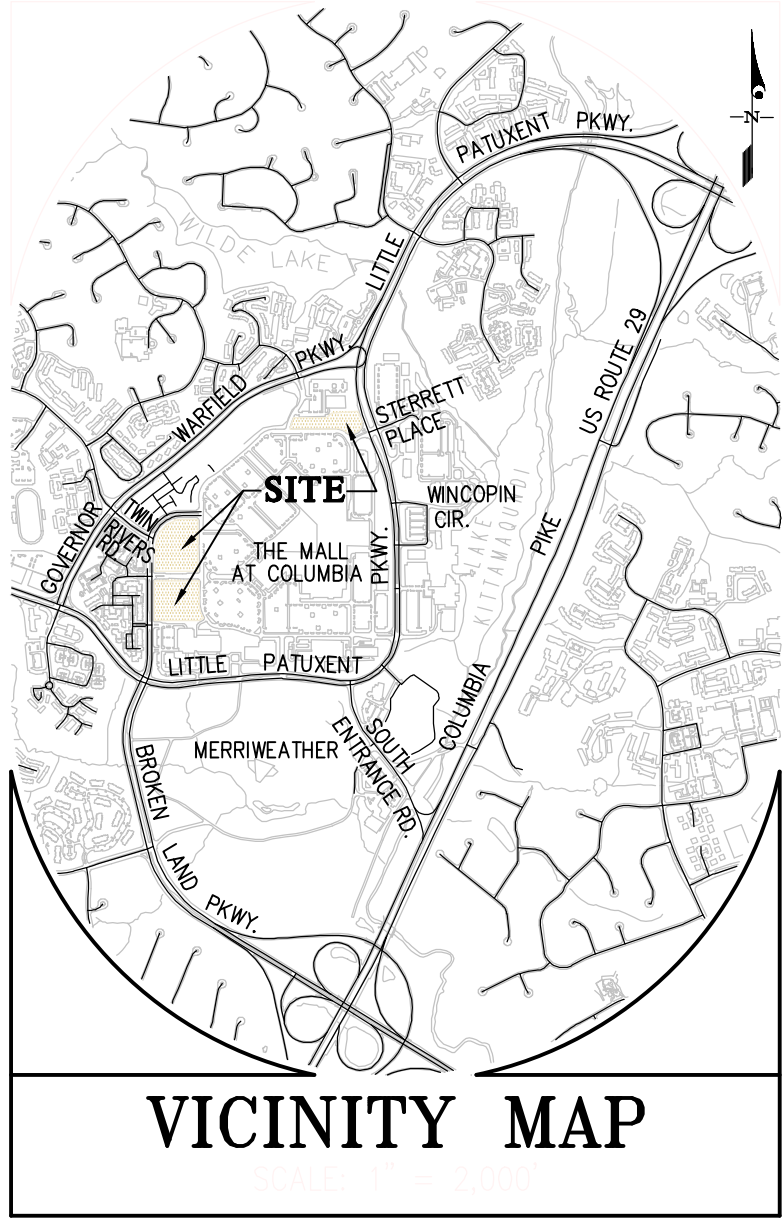
RECORDED AS PLAT NUMBER _____ ON
_____, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

SHEET INDEX

1. COVER SHEET
2. CONTEXT PLAN
3. PLAN AREA PARCELS C AND D
4. PLAN AREA LOT 39

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21,2016.



VICINITY MAP

ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	TENTATIVE ALLOCATIONS*	
		ALLOCATION YEAR	SDP SUBMISSION DUE DATE
1	380	2013	PRIOR TO AUGUST 29, 2012
2	277	2015	PRIOR TO OCTOBER 1, 2013
3	160	2016	BETWEEN 7/1/2013 AND 4/1/2014

*THE THREE ANNUAL PHASES WILL BE DEVELOPED AS WARFIELD NEIGHBORHOOD PHASE I. WP 13-095, A WAIVER OF SECTION 16.1106(E), WAS APPROVED ON JANUARY 14, 2013 AMENDING THE SPREAD AND TIMING OF ALLOCATIONS. THE APPROVAL IS SUBJECT TO FIVE CONDITIONS. CONDITIONS ONE THROUGH THREE ARE:

1. THE SITE DEVELOPMENT PLAN FOR PARCEL C-2 MUST BE SUBMITTED ON OR BEFORE OCTOBER 1, 2013;
2. NO MORE THAN 277 RESIDENTIAL UNITS MAY BE REQUESTED FOR PARCEL C-2;
3. DEVELOPMENT PROPOSALS FOR PARCELS C-2 (ALLOCATION YEAR 2015) AND PARCEL C-1 (ALLOCATION YEAR 2016) MAY BE SUBMITTED AS ONE INTEGRATED SITE DEVELOPMENT PLAN TO BE SUBMITTED ON OR BEFORE OCTOBER 1, 2013 AND PROPOSING NO MORE THAN 437 RESIDENTIAL UNITS.

OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC
1751 PINNACLE DRIVE, SUITE 700
MCLEAN, VA 22102
ATTN: KEVIN PETERKIN
703-205-5542

OWNER LOT 39
COLUMBIA LAND HOLDINGS, INC.
110 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

SUMMARY OF AMENDMENTS

FDP-DC-WARFIELD-1A - AMENDMENT TO UPDATE THE RESIDENTIAL GROSS FLOOR AREA AND NUMBER OF UNITS ALLOCATED BETWEEN THE BLOCKS (PARCELS) WITHIN THE FDP AREA. THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-WARFIELD-1 SHEET 1 OF 4, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO. 22012.

DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD

PHASE I

AMENDED FINAL DEVELOPMENT PLAN
COLUMBIA TOWN CENTER

SECTION 2 AREA 8
PARCELS C AND D
and
SECTION 1 AREA 2
LOT 39

5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 of 4
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

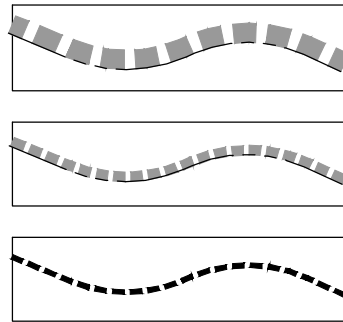
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: mjt CHECK BY: MJT DATE: AUG., 2014

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD CHAIRPERSON DATE

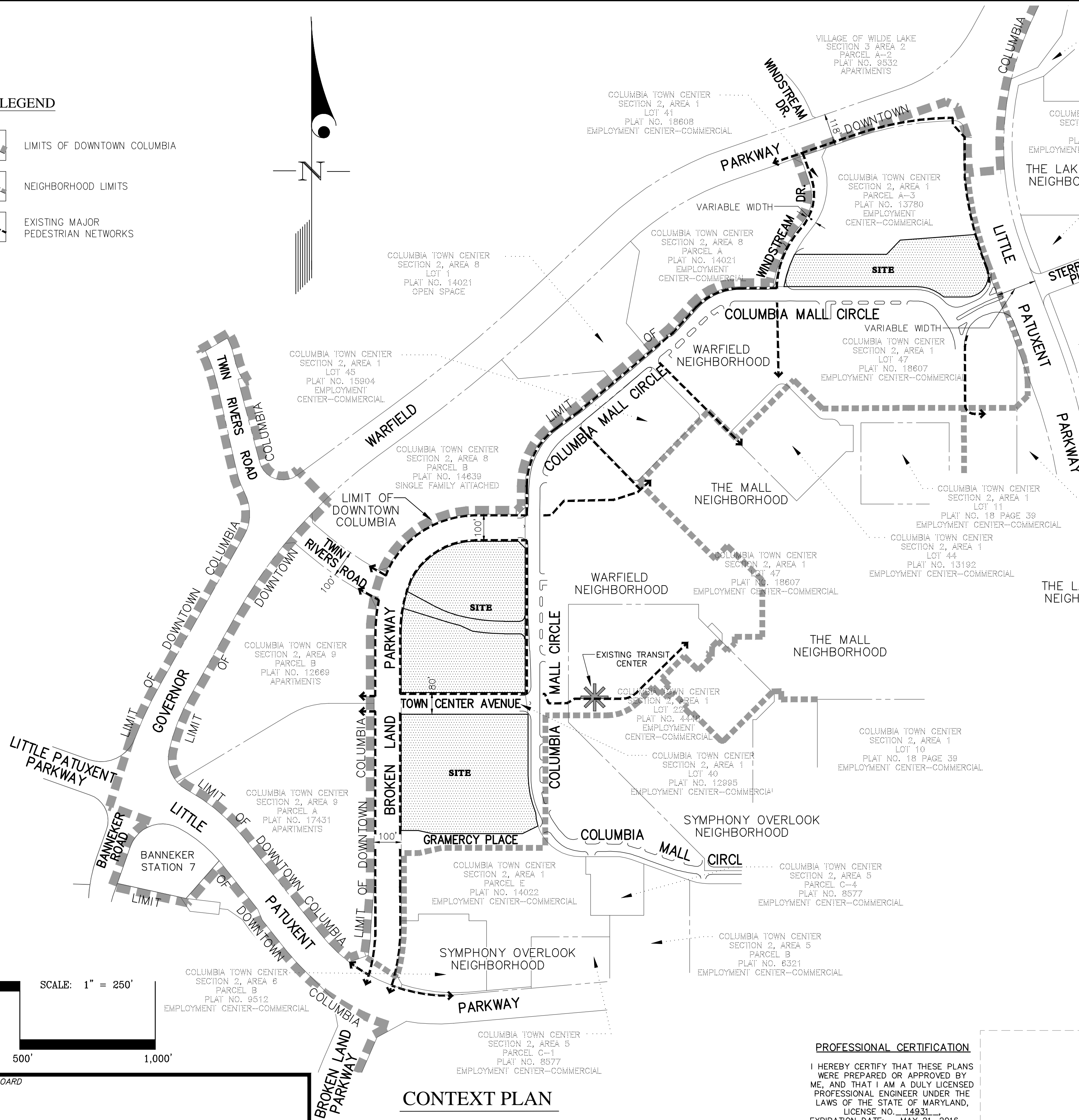
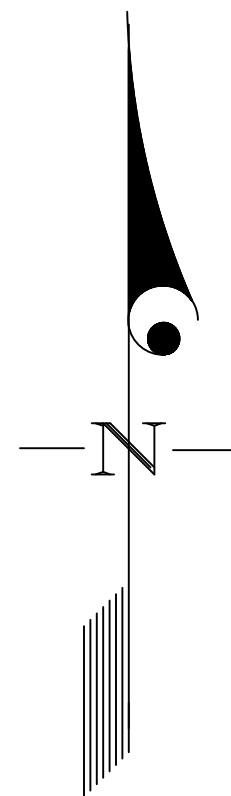
LEGEND



LIMITS OF DOWNTOWN COLUMBIA

NEIGHBORHOOD LIMITS

EXISTING MAJOR PEDESTRIAN NETWORKS



RECORDED AS PLAT NUMBER _____ ON
_____, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

**OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER
PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC**
1751 PINNACLE DRIVE, SUITE 700
MCLEAN, VA 22102
ATTN: KEVIN PETERKIN
703-205-5542

**OWNER LOT 39
COLUMBIA LAND HOLDINGS, INC.**
110 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-WARFIELD-1
SHEET 2 OF 4, RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO.
22012.

**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD**

PHASE I

**AMENDED FINAL DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCELS C AND D
and
SECTION 1 AREA 2
LOT 39**

5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=250' SHEET 2 OF 4
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

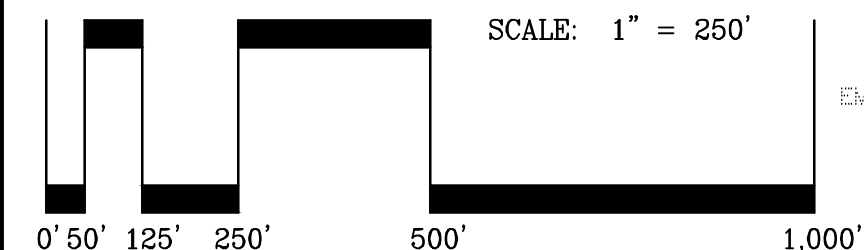
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *mjt* CHECK BY: *MJT* DATE: *AUG, 2014*

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 14931,
EXPIRATION DATE: MAY 21, 2016

CONTEXT PLAN



HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____ DATE _____ HO. CO. PLAN. BD. CHAIRPERSON _____ DATE _____

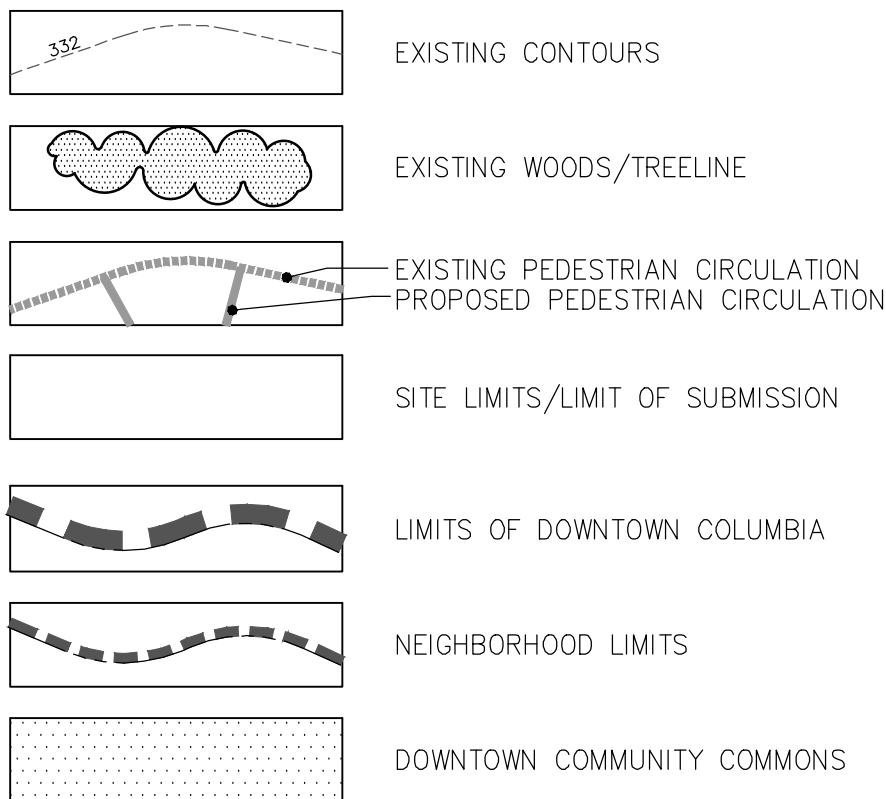
COORDINATE	TABLE	
PT. #	NORTH	EAST
1041	503571.92	838169.96
1042	503034.00	838184.85
1043	503034.00	837727.58
1044	503242.67	837727.58
1046	503390.27	837744.56
1048	503449.03	837766.32
1049	503592.11	838002.22
1050	503592.11	838159.85
1051	502954.00	838195.85
1052	502729.18	838195.85
1056	502954.00	837727.58
1057	502589.90	838223.89
1058	502541.41	838232.27
1059	502513.44	838175.04
1060	502513.44	837842.58
1061	502525.44	837789.58
1062	502525.44	837727.58

COLUMBIA TOWN CENTER
SECTION 2, AREA 8
PARCEL B
PLAT NO. 14639
SINGLE FAMILY ATTACHED

COLUMBIA TOWN CENTER
SECTION 2, AREA 9
PARCEL B
PLAT NO. 12669
APARTMENTS

COLUMBIA TOWN CENTER
SECTION 2, AREA 1
LOT 40
PLAT NO. 12985
EMPLOYMENT CENTER -- COMMERCIAL

LEGEND



PURPOSE NOTE:

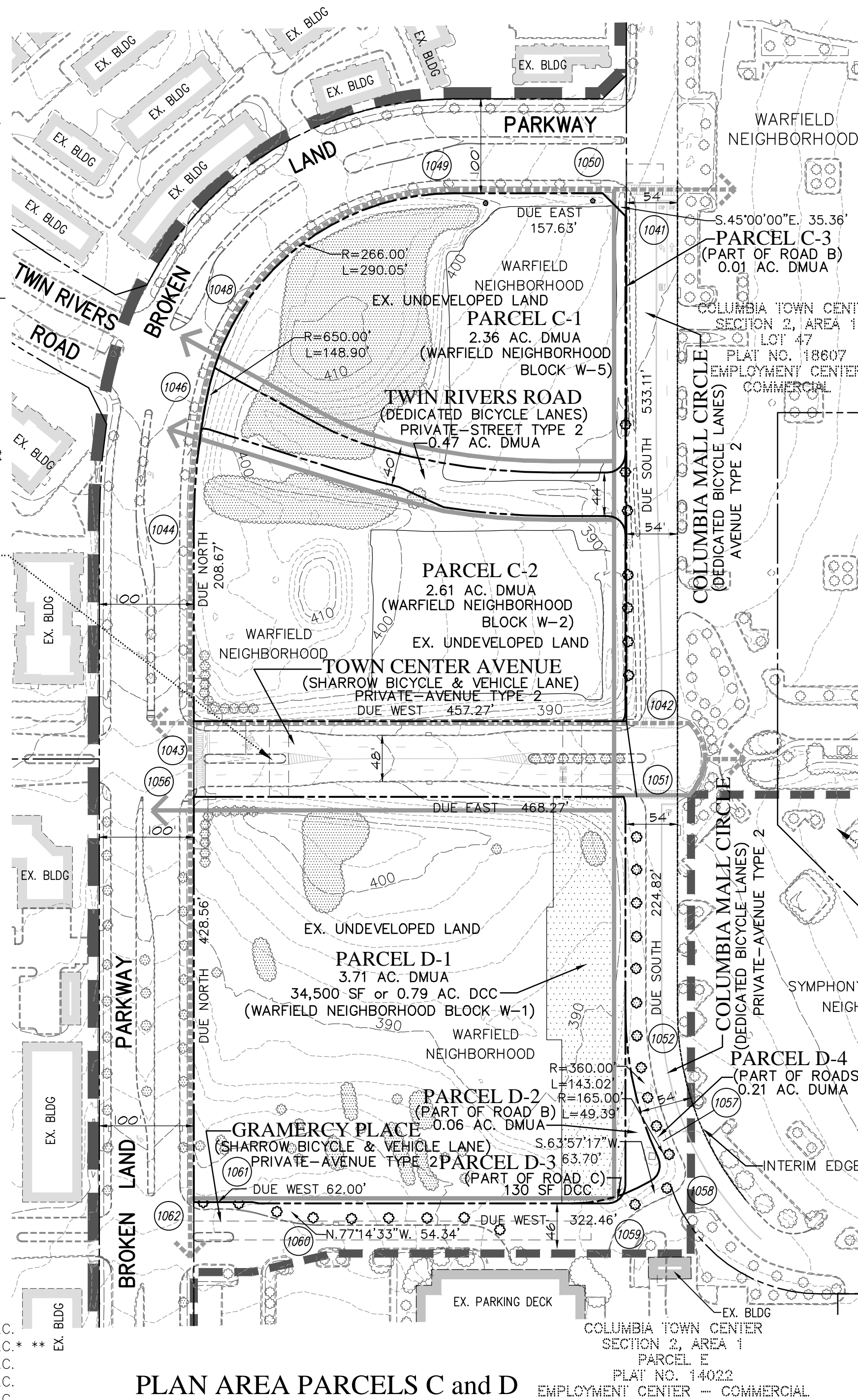
PARCEL D-4 IS FOR WIDENING ADJUSTMENTS OF ROADS B AND C AND ROAD B INTERIM ALIGNMENT. PARCEL D-2 IS FOR THE FUTURE WIDENING OF ROAD B TO THE ULTIMATE ALIGNMENT. PARCEL D-3 IS FOR ROAD C WIDENING ADJUSTMENT TO THE ULTIMATE ALIGNMENT AND SHALL BECOME PART OF THE DEVELOPMENT PARCEL (D-1).

TABULATION OF LAND USE

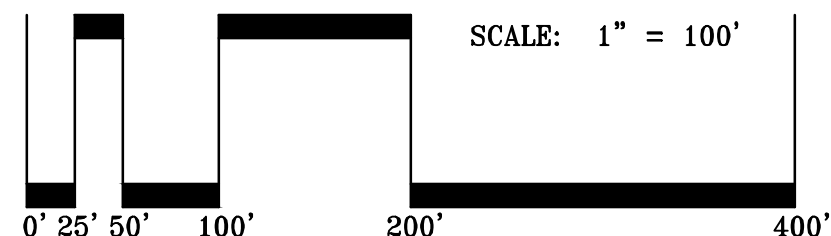
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.79 AC. ** EX.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.
DOWNTOWN MIXED USE AREAS (DUMA)	12.03 AC.**
TOTAL	12.82 AC.
* 34,500 Square Feet	
** PARCEL D-3 WILL BE DUMA IN THE INTERIM CONDITION AND DCC UNDER THE FINAL CONDITION OF ROAD C.	

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY DATE HO.CO. PLAN. BD. CHAIRPERSON DATE



PLAN AREA PARCELS C and D



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21, 2016

NOTES

- TOTAL ACREAGE WITHIN THE AREA COVER BY THE PLAN IS 12.82 ACRES.
- THERE ARE NO AREAS OF THE SITE AREA THAT ARE OR HAVE BEEN DEVELOPED.
- SDP 13-007 IS AN APPROVED SITE DEVELOPMENT PLAN WITHIN THE SITE AREA. SDP 14-024 IS UNDER REVIEW BY THE PLANNING BOARD FOR APPROVAL WITH THE SUBMISSION OF THIS FDP.
- PROPOSED DOWNTOWN MIXED USE AREA IS 12.03 ACRES.
- THERE ARE NO EXISTING OR PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA.
- THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE SITE AREA.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN PLAT DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
- FOR INFORMATION ON THE POTENTIAL TRANSIT ROUTE CIRCULATION, SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN, PAGES 10 AND 11.
- FOR INFORMATION ON THE LOCATIONS OF PRIMARY AND SECONDARY PEDESTRIAN ROUTES AND THE BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:
AREA OF FDP (NOT INCLUDING LOT 39):445,531 SF.
REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS:22,277 SF
PROPOSED AREA OF PRIMARY AMENITY SPACE:34,500 SF
REQUIRED AREA OF SECONDARY AMENITY SPACE TO BE PROVIDED ON A SITE DEVELOPMENT PLAN:0 SF
SURPLUS AREA PROVIDED BY THIS FDP12,223 SF

NOTE: ADDITIONAL SURPLUS AREA, IF ANY, WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- THE AFFORDABLE HOUSING REQUIREMENT SET FORTH IN CEPPA'S 10 AND 11 WILL BE MET BY CONTRIBUTING TWO SEPARATE PAYMENTS OF \$1.5 MILLION EACH FOR THE FUNDING OF THE DOWNTOWN COLUMBIA COMMUNITY HOUSING FUND IN ACCORDANCE WITH EACH CEPPA. EACH DEVELOPER AND OWNER, AS APPLICABLE, WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ONE-TIME AND ANNUAL PAYMENTS REQUIRED BY CEPPA'S 26 & 27 IN ACCORDANCE WITH EACH RESPECTIVE CEPPA.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU AS PROVIDED IN SECTION 125.A.9.F(2) OF THE ZONING REGULATIONS.
- EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.A.9 OF THE HOWARD COUNTY ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER-SQUARE-FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ESTABLISHED OR TO BE ESTABLISHED PURSUANT TO THE DOWNTOWN COLUMBIA PLAN. THE CHARGE SHALL BE CALCULATED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL AND SHALL INCLUDE AN ANNUAL ADJUSTMENT BASED ON THE CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U) FOR THE WASHINGTON-BALTIMORE AREA PUBLISHED BY THE BUREAU OF LABOR STATISTICS OF THE UNITED STATES DEPARTMENT OF LABOR. THE FIRST ANNUAL CHARGE FOR EACH BUILDING OR SEPARATELY OCCUPIED SPACE WITHIN THE BUILDING SHOWN ON A SITE DEVELOPMENT PLAN SHALL BE PAID PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR THAT BUILDING OR SPACE.

RECORDED AS PLAT NUMBER _____ ON
_____, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND
OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER
PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC
1751 PINNACLE DRIVE, SUITE 700
MCLEAN, VA 22102
ATTN: KEVIN PETERKIN
703-205-5542

OWNER LOT 39
COLUMBIA LAND HOLDINGS, INC.
110 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-WARFIELD-1 SHEET 3 OF 4, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO. 22012.

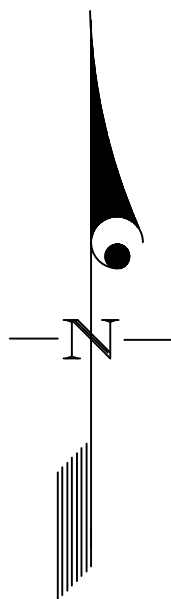
DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE I AMENDED FINAL DEVELOPMENT PLAN COLUMBIA TOWN CENTER SECTION 2 AREA 8 PARCELS C AND D and SECTION 1 AREA 2 LOT 39

5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 3 OF 4
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *mjt* CHECK BY: *MJT* DATE: AUG, 2014

COORDINATE	TABLE	
PT. #	NORTH	EAST
809	503290.52	838874.03
CP44	504619.64	839882.61
CP49	504724.28	839848.15
CP50	504703.47	839568.93
CP52	504651.28	839519.29
CP68	504532.44	839628.15
CP69	504532.44	839139.95
CP72	504493.44	839730.58
WP20	504493.44	838533.85
WP22	504601.87	839889.37



COLUMBIA TOWN CENTER
SECTION 2, AREA 9
PARCEL A
PLAT NO. 14021
EMPLOYMENT CENTER
COMMERCIAL

COLUMBIA TOWN CENTER
SECTION 2, AREA 1
LOT 41
PLAT NO. 18608
EMPLOYMENT CENTER
COMMERCIAL

VILLAGE OF WILDE LAKE
SECTION 3, AREA 2
PARCEL A-2
PLAT NO. 8532
APARTMENTS

COLUMBIA TOWN CENTER
SECTION 2, AREA 1
PARCEL A-3
PLAT NO. 13780
EMPLOYMENT CENTER - COMMERCIAL

WARFIELD
NEIGHBORHOOD

EX. BLDG

COLUMBIA TOWN CENTER
SECTION 7, AREA 8
PARCEL D
PLAT NO. 4355
EMPLOYMENT CENTER
COMMERCIAL

THE LAKEFRONT
NEIGHBORHOOD

COLUMBIA TOWN CENTER
SECTION 7, AREA 8
PARCEL E
PLAT NO. 4354
EMPLOYMENT CENTER
COMMERCIAL

COLUMBIA TOWN CENTER
SECTION 7, AREA 8
PARCEL A
PLAT NO. 21 PAGE 56
EMPLOYMENT CENTER - COMMERCIAL

COLUMBIA TOWN CENTER
SECTION 2, AREA 1
LOT 47
PLAT NO. 18607
EMPLOYMENT CENTER
COMMERCIAL

COLUMBIA TOWN CENTER
SECTION 7, AREA 6
LOT 1
PLAT NO. 18353
OPEN SPACE

NOTES

1. THERE ARE NO AREAS OF THE SITE AREA THAT ARE OR HAVE BEEN DEVELOPED.
2. THERE ARE NO APPROVED SITE DEVELOPMENT PLANS WITHIN THE SITE AREA.
3. THERE ARE NO EXISTING OR PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA.
4. THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE SITE AREA.
5. ALL BOUNDARY INFORMATION AND COORDINATES ARE IN PLAT DATUM.
6. THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
7. FOR ADDITIONAL NOTES, SEE SHEET 2

LEGEND

- EXISTING CONTOURS
- EXISTING WOODS/TREELINE
- EXISTING PEDESTRIAN CIRCULATION
PROPOSED PEDESTRIAN CIRCULATION
- SITE LIMITS/LIMIT OF SUBMISSION
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS

RECORDED AS PLAT NUMBER _____ ON
_____, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND
OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER
PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC
1751 PINNACLE DRIVE, SUITE 700
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ATTN: KEVIN PETERKIN
703-205-5542
OWNER LOT 39
COLUMBIA LAND HOLDINGS, INC.
110 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

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SHEET 1 OF 4 , RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO.
22012.

DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE I AMENDED FINAL DEVELOPMENT PLAN COLUMBIA TOWN CENTER SECTION 2 AREA 8 PARCELS C AND D and SECTION 1 AREA 2 LOT 39

5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 4 OF 4
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

GLWGUTSCHICK LITTLE & WEBER, P.A.

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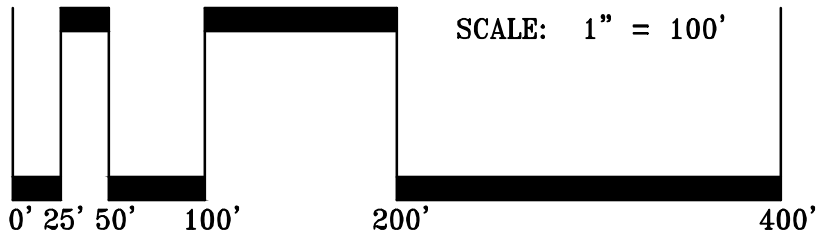
DRAWN BY: *mjt* CHECK BY: *MJT* DATE: *AUG., 2014*

TABULATION OF LAND USE

SEE SHEET 2 OF 3

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS
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